Karen Y Johnson Davidson County
Batch# 141785 DEEDWARR
09/17/2018 11:25:53 AM 2 pgs
Fees: $13.00 Taxes: $591.63
20180917-0091909

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Rita Ann Harrison
Affiant

Preston D Matthews State of Tennessee Notary Public Sumner County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: 6/22/21
File No. G18-2980

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Rita Ann Harrison<br>(NAME) | BancorpSouth Bank<br>(NAME) | 043-10-0C-027.00-CO |
| 230 Jenna Lee Circle<br>(STREET ADDRESS) | 2211 Highland Avenue<br>(STREET ADDRESS) | |
| Madison, TN 37115<br>(CITY) (STATE) (ZIP) | Birmingham, AL 35205<br>(CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Frank R. Murphy and Candace R. Murphy, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rita Ann Harrison, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit 27 on the Plan of record in Exhibit "C", Declaration of Covenants, Conditions and Restrictions for Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank R. Murphy and Candace R. Murphy, husband and wife by Deed dated October 14, 2015 from Bixler Farms, LLC, a Tennessee limited liability company, recorded October 26, 2015, by Instrument Number 20151026-0108408, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Grant of Transmission Line Easement as recorded in Book 1196, page 207, Register's Office for Davidson County, Tennessee.

2. Water Line Easement as recorded in Book 2991, page 287, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement Easement as recorded in Book 6193, page 129, Register's Office for Davidson County, Tennessee.

4. Easement Grant and Agreement to Remove House Easement as recorded by Instrument No. 20051129-0143579, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement Easement as recorded by Instrument No. 20060526-0062409, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement as recorded by Instrument No. 20060526-0062495, Register's Office for Davidson County, Tennessee.

7. Communications Easement as recorded by Instrument No. 20070521-0060525, Register's Office for Davidson County, Tennessee.

8. Easement and Maintenance Agreement Easement as recorded by Instrument No. 20100317-0020036, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 230 Jenna Lee Circle, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of September, 2018.

Frank R. Murphy

Candace R. Murphy

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2018, before me personally appeared Frank R. Murphy and Candace R. Murphy, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such personsexecuted the same as such person's free act and deed.

Witness my hand, at office, this 14th day of September, 2018.

Notary Signature
My commission expires: 1/22/21

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Preston D Matthews
State of Tennessee Notary Public
Sumner County

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**